

CLAIMS

1. An estate group purchasing matching system comprising:

property data storage means for generating a
5 database of for-sale property information provided from
estate sales desirers, estate purchase brokers and others,
on a network where the estate sales desirers and the estate
purchase brokers are connected to enable data
communications therebetween;

10 estate purchase desirer data input means for
generating a database of information of desired purchase
conditions of estate purchase desirers and attribute
information on the estate purchase desirers input from
a plurality of terminal apparatuses, on a network where
15 the estate purchase desirers and the estate purchase
brokers are connected to enable data communications
therebetween;

search condition setting means for analyzing the
desired purchase conditions of the estate purchase
20 desirers and the attribute information on the estate
purchase desirers on each property of the for-sale
property information database in the property data
storage means, and setting a search condition
corresponding to the each property from the estate
25 purchase desirer information database generated by the
estate purchase desirer data input means;

estate purchase desirer general extraction means

for searching general information of a plurality of estate purchase desirer candidates based on the search condition set by the search condition setting means, and extracting a plurality of estate purchase general candidates;

5 desired condition analysis means for analyzing desired purchase conditions of the plurality of estate purchase general candidates extracted by the estate purchase desirer general extraction means corresponding to the each property of the for-sale property information
10 database, and setting combinations thereof; and

property processing means for processing the property to enable matching with desires of the plurality of estate purchase general candidates.

2. The estate group purchasing matching system
15 according to claim 1, wherein the for-sale property information databased by the property data storage means includes at least a database storing attribution data such as an application, a type, location information, owner information, information of price per unit area
20 and environment information of each property, and a map database with which is registered data of maps on which properties are present.

3. The estate group purchasing matching system
25 according to claim 1, wherein the information of desired purchase conditions of estate purchase desirers databased by the estate purchase desirer data input means includes at least information as to whether a desired property

is a land or a house with the land, information of desired railroad, information of desired station, information of desired price of a property, and personal attribute information of desirers, and the attribute information on the estate purchase desirers includes at least a name, an age, a current address, a telephone number, an e-mail address, a family structure, occupation, place of work and years of continuous employment, annual income, presence or absence of initial deposit, motive of desire for purchase and whether the current house is an own house or not.

4. The estate group purchasing matching system according to claim 1, wherein the search condition setting means analyzes the desired purchase conditions of the estate purchase desirers and the attribute information of the purchase desirers on each property of the for-sale property information database, using the estate purchase desirer information database, and extracting a search condition by quantifying limitations in the attribute information and further quantifying priorities of the desired conditions.

5. The estate group purchasing matching system according to claim 1, wherein the estate purchase desirer general extraction means extracts general information of a plurality of estate purchase desirers using the search condition setting means, and is capable of simulating possible combination patterns.

6. The estate group purchasing matching system according to claim 1, further comprising:

desired condition analysis means for analyzing in detail the conditions of each of the plurality of estate purchase general candidates extracted by the estate purchase desirer general extraction means with respect to each property of the for-sale property information database to narrow combinations.

7. The estate group purchasing matching system according to claim 6, wherein with respect to each property of the for-sale property information database, the property processing means processes the property so that a designated candidate for-sale property is allocated to match as much as possible with needs of a plurality of estate purchase candidates selected by the desired condition analysis means.

8. The estate group purchasing matching system according to claim 1, wherein the property processing means comprises customer information storage means for storing customer information including desired locations and desired prices, customer extraction means for extracting customers whose desired location is a location of an offered property, pattern selection reference information acquiring means for acquiring pattern selection reference information based on a distribution of desired prices of extracted customers, parcel pattern selecting means for selecting a parcel pattern of the

offered property based on the pattern selection reference information and the customer information, and means for providing information of parcel and price to the extracted customers based on the parcel pattern, the pattern
5 selection reference information and the customer information.

9. The estate group purchasing matching system according to claim 8, wherein the pattern selection reference information includes information as to whether
10 desired prices of the extracted customers are centered on a particular price.

10. The estate group purchasing matching system according to claim 9, wherein when the desired prices of the extracted customers are centered on a particular
15 price, the parcel pattern selecting means selects a parcel pattern with equally divided parcels.

11. The estate group purchasing matching system according to claim 9, wherein when the desired prices of the extracted customers are not centered on a particular
20 price, the pattern selection reference information acquiring means performs grading corresponding to the desired prices of the extracted customers, and the parcel pattern selecting means selects a parcel pattern in consideration of the grading.

25 12. The estate group purchasing matching system according to any one of claims 8 to 11, wherein the offered property is trimmed in the shape of a rectangle.

13. The estate group purchasing matching system according to any one of claims 8 to 11, wherein 3-D house images are displayed in parcels of the offered property.

14. The estate group purchasing matching system
5 according to any one of claims 8 to 11, wherein a property line of parcels of the offered property is changed based on the pattern selection reference information and the customer information.

15. The estate group purchasing matching system
10 according to any one of claims 8 to 11, wherein 3-D house images are displayed in parcels of the offered property, a property line of parcels of the offered property is changed based on the pattern selection reference information and the customer information, and display
15 of the 3-D images change according to the change in the property line.